

Document No. 3288
Adopted at Meeting of 3/25/76

MEMORANDUM

March 25, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: Revision of Planned Development Area: Kasanof's Baking Company, Inc., Blue Hill Avenue and Edgewood Street, Roxbury

In accordance with a directive given by the Board at its meeting on March 11, 1976, at which Kasanof's Baking Company presented a Development Plan for a Planned Development Area for their property at 219 Blue Hill Avenue, the staff of the Authority met with representatives of the Maywood-Edgewood Community and Kasanof's on Thursday evening, March 18, and Monday evening, March 22, in an attempt to reach a compromise.

The first meeting was attended by the following neighborhood residents:

Martha Williams	-	98 Maywood Street
Warren White	-	98 Maywood Street
Mrs. Henderson	-	36 Edgewood Street
Marie Barrow	-	42 Maywood Street
Mrs. Wise	-	

The meeting lasted four hours, and a preliminary consensus plan was reached. At the end of that meeting, another meeting was scheduled for Monday evening to review the specific changes which had been suggested. This meeting was attended by Mrs. Williams and Mr. White. At the end of the meeting, Mrs. Williams and Mr. White stated that they approved the consensus plan. Mrs. Williams indicated that she was willing to sign a contract with Kasanof's in which she and any other neighborhood resident would agree not to bring litigation against Kasanof's regarding the Planned Development Area and its execution. The contract would not restrict the signees' access to the courts on failure to comply with the plan nor on any violation relative to the operation of the business.

The plan which was agreed upon is essentially that previously presented as Alternate 3A, but with the addition of a building at the rear loading area to buffer noise generated by loading operations.

Specific elements of the compromise plan include:

In addition to the construction of the silos and building on Blue Hill Avenue and landscaping off Maywood and Edgewood Streets already agreed upon, Kasanof's will:

1. Remove all trucks presently housed in the rear to a satellite site, thereby abandoning the construction of the proposed rear garage. This process would begin within three years and would be completed in five years.
2. Construct, within two years, a building to cover the rear loading platform.
3. Offer for sale to abutters or other interested parties, during the first years, all other property owned by Kasanof's which is not in the PDA, except the garage at 18 Maywood Street, which would be sold within five years with the condition that the property not be used for the storage of trucks and with the right of first refusal to the City of Boston.
4. Stop using the garage behind their main building for repairs, but reserve the right to store equipment and frozen foodstuffs in the garage.

The next day Mrs. Williams called the BRA staff and had reversed her decision on her approval, citing that she did not want any truck loading in the rear and that the time frame for getting rid of the trucks was still too long. The staff conveyed this information to John Ryan, attorney for Kasanof's, and he relayed the information to Mr. Rosenthal, President of Kasanof's.

Although Kasanof's would prefer to have a signed contract with the abutters, they are prepared to proceed with the consensus plan except for item 2 above, the covering of the rear loading platform. The attached development controls allow, but do not require, the construction of a cover for the rear loading platform.

As the public hearing of March 11 was continued to March 25, the Authority may reopen the hearing and approve this revised Development Plan in accordance with the vote attached.

VOTED: That in connection with the Development Plan for a Planned Development Area designation requested by Kasanof's Baking Company, Inc., in the Roxbury District of the City of Boston at the southwest corner of Blue Hill Avenue and Edgewood Streets and also fronting on Maywood Street, which was presented at a public hearing duly held in the office of this Authority on Thursday, March 11, 1976, and continued on March 25, 1976, when a revised Development Plan was heard, the Boston Redevelopment Authority finds that said plan, dated March 11, 1976, as amended March 25, 1976,

- (1) conforms to the General Plan of the City of Boston as a whole;
- (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and
- (3) does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation, as set forth by the Zoning Code of the City of Boston, as amended;

and further

VOTED: That pursuant to the provisions of Article 3, Section 1, of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Development Plan for a parcel of land in Roxbury at the southwest corner of Blue Hill Avenue and Edgewood Street and fronting in part on Maywood Street, containing approximately 3.34 acres. Said Development Plan consists of a written document dated March 11, 1976, as amended March 25, 1976, and entitled "Development Plan for Planned Development Area - Blue Hill Avenue and Edgewood Street, Roxbury, Kasanof's Baking Company, a subsidiary of Fink Baking Company, New York, N.Y." and of three plans and two drawings incorporated therein;

and further

VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for said parcel and to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Plan are in conformity with the said Development Plan.

BOSTON REDEVELOPMENT AUTHORITY

March 11, 1976, as amended March 25, 1976

DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA
BLUE HILL AVENUE AND EDGEWOOD STREET, ROXBURY
KASANOF'S BAKING COMPANY, a subsidiary of Fink Baking Company, New York,
N.Y.

Site: The site lies on the west side of Blue Hill Avenue, between Edgewood and Maywood Streets in Roxbury and contains more than three acres. The property within the planned development area and surplus properties to be offered for sale will be surveyed by a registered professional surveyor and accurate plans and descriptions prepared before a map amendment is applied for. Said descriptions shall be incorporated into this development plan as "Appendix A".

Timing: Phase 1 shall commence when a building permit has been issued by the Building Department of the City of Boston for the construction of flour storage bins enclosed in a building. Phase 2 may be simultaneous with Phase 1 or may commence up to two years later. In Phase 3, the removal of parking, servicing and repairing of Kasanof delivery trucks from the PDA site, the discontinuance of a repair garage on the PDA site, and the discontinuance of another repair garage at 18 Maywood Street must occur within five years of the start of Phase 1. The active search for a new location for the trucks and repair facilities must be undertaken no later than three years after the beginning of Phase 1. The laying out of additional employee/visitor parking space and the clearing, cleaning and landscaping of land remaining vacant shall commence within five years of the beginning of Phase 1 with an extension to be allowed if this date should fall in the winter months.

A. Permitted Uses: Wholesale and retail bakery with flour storage in silos enclosed within a building; packaging of baked goods; offices; storage; loading and unloading of delivery trucks; employee and customer parking. The following uses shall continue for no more than five years after the issuance of a building permit for Phase 1: parking, servicing, repairing and fueling of delivery trucks and underground storage of gasoline; except that short term parking of Kasanof delivery trucks on the PDA site will be allowed when the trucks return from their delivery runs. Such parking will be limited to the hours between 12 noon and 4 p.m.

B. Proposed Location and Appearance of Structures: Continued use of several contiguous one- and two-story brick buildings and a free-standing one-story garage. Additional structures as follows:

Phase 1 involves the construction of six flour silos enclosed in a windowless two-story building abutting another existing Kasanof's building on Blue Hill Avenue. The new structure shall be the same height as the abutting building and shall be faced with similar brick, on the Blue Hill Avenue frontage. The northerly wall need not be brick as it will become an interior wall in Phase 2.

The location of said building shall be as shown by a schematic plan entitled "Kasanof's Bakery - PDA" by the Boston Redevelopment Authority, dated February 10, 1976, as revised through March 25, 1976. The appearance of said building shall be as shown by a drawing entitled "Kasanof's Bakery - Proposed Phase 1" by Max J. Kleiner Associates of New York dated December 24, 1975, and revised February 23, 1976.

Phase 2 involves the construction of a two-story building the same height as and faced with brick similar to that of abutting buildings on Blue Hill Avenue and Edgewood Street. The lower floor will house all loading operations, utilizing an existing loading platform, and all deliveries of bulk flour to the storage silos will be by means of a closed pneumatic system. It is expected that the upper floor will accommodate slicing and packaging operations and office space.

The location of this structure shall be as shown by the schematic plan by the Boston Redevelopment Authority entitled "Kasanof's Bakery - PDA" cited above. The general appearance of the Blue Hill Avenue building shall be as shown by a drawing entitled "Kasanof's Bakery - Proposed Phase 2" by Max J. Kleiner Associates of New York dated March 5, 1976. The placement and shape of the windows and doors is not final and is subject to the design review process of the Boston Redevelopment Authority.

At the option of the Kasanof Baking Company, a structure may be built to enclose an unloading area adjacent to an existing receiving door at the rear of the bakery, during Phase 2 or at later date. The location and appearance of such structure shall be subject to the design review process of the Boston Redevelopment Authority.

Phase 3 does not involve additional structures. The vacated repair garage may be reused for storage.

C. Open Spaces and Landscaping:

Phase 1 will include the landscaping of the periphery of an existing employee parking lot on Maywood Street and of the portion of the rear lot line that abuts a parcel of land at 35 Edgewood Street. Said landscaping shall be essentially as shown on a plan entitled "The Kasanof Bakery, Boston, Massachusetts - Planting Plan" dated January 26, 1976, by Erno J. Fonagy and Associates, Landscape Architects, Holliston, Massachusetts. Phase 1 shall also include the opaquing of an existing chain link fence along Edgewood Street by the interweaving of redwood slats, or other material approved by the Boston Redevelopment Authority.

Phase 3 requires additional landscaped employee/visitor parking, as shown by the Boston Redevelopment Authority schematic plan, and the clearing, cleaning and landscaping of remaining vacant land; in a manner to be approved by the Authority.

D. Density: The floor area ratio shall not exceed 1.0, to be calculated as if the Planned Development Area were a single lot.

E. Traffic Circulation:

Phase 1 Kasanof's Bakery is located in a block bound on the east and west by two-way streets - Blue Hill Avenue and Warren Street - and on the north and south by one-way streets - westbound Edgewood Street and eastbound Maywood Street. The one-way streets create a circular, left-turning pattern around the site. Trucks moving from the truck parking lot must drive almost all the way around the block to get to the Blue Hill Avenue loading platform, causing undue noise in the pre-dawn loading hours. To avert this, delivery trucks have, in fact, traveled eastbound on Edgewood Street to Blue Hill Avenue illegally. Changing Edgewood Street to a two-way street between the present gate on Edgewood Street (close to the building) and Blue Hill Avenue has been discussed with the Commissioner of Traffic and Parking. This change can be made early in Phase 1.

Within the PDA area, there shall be no vehicular movements through the site between Edgewood Street and Maywood Street, except for trucks making deliveries at the rear receiving door. These trucks shall enter from Edgewood Street and exit to Maywood Street.

Phase 2 The circulation pattern shall remain the same as in Phase 1. Trucks shall enter the enclosed loading and unloading area from one door on Blue Hill Avenue and shall exit from one door on Blue Hill Avenue and one door on Edgewood Street.

Phase 3 requires the removal of permanent parking, servicing, repairing and fueling of Kasanof delivery trucks from the PDA site. Such trucks shall approach and leave the site by Blue Hill Avenue and shall not use residential streets except for a short distance on Edgewood Street between the exit on Edgewood Street and Blue Hill Avenue.

F. Parking and Loading Facilities:

Phase 1: Off-street loading will continue to be located at a loading platform facing and set back 90 feet from Blue Hill Avenue; parking of delivery trucks will continue to be at the rear of the building on the Edgewood Street side of the property; employee/visitor parking will continue in a parking lot on

Maywood Street; and retail customer parking will occupy the loading area adjacent to the building that houses the flour storage bins or in the employee parking lot. A rear receiving door shall continue in use, but on the completion of Phase 1 bulk flour deliveries shall be from the Blue Hill Avenue loading area, the flour being removed to the storage bins by a closed pneumatic system. Other deliveries that continue to be received at the rear receiving door shall be accepted only between the hours of 8 a.m. and 5 p.m. except in the case of an emergency.

Phase 2: Off-street loading shall utilize the existing loading platform on Blue Hill Avenue, but the open loading area shall be enclosed within a building. Employee and truck parking shall be the same as in Phase 1; customer parking will be available in the employee parking lot.

Phase 3: The parking of all Kasanof delivery trucks will be removed from the locus, except for short term parking described under "Permitted Uses" above. Additional employee parking will occupy some of the space previously used for the parking of trucks.

G. Disposal of Surplus Parcels:

Phase 1: Parcels of land labeled "to be offered to abutters" on the Boston Redevelopment Authority's schematic plan shall be offered for sale, first to residential abutters and secondly to others.

Phase 3 A parcel of land at 18 Maywood Street, which has a garage building on it, will be offered for sale by Kasanof's Baking Company with the condition that the property will not be used for a motor freight terminal and with the right of first refusal offered to the City of Boston. This parcel is not shown on the schematic plan.

H. Access to Public Transportation: Bus service is available on Blue Hill Avenue and Warren Street. These lines connect with rapid transit service on the Orange Line at Dudley Station and with the Red Line at Fields Corner, Ashmont and Mattapan.

I. Plans and Drawings: The following plans and drawings are incorporated herein by reference:

Boston Redevelopment Authority: "Kasanof's Bakery PDA" dated February 10, 1976, as revised through March 23, 1976.

Max J. Kleiner Associates, New York, New York: "Kasanof's Bakery, Roxbury, Mass."

1. No subtitle - shows plans and elevations for Phase 1 and Phase 2 buildings on Blue Hill Avenue, dated 12/19/75 and revised through 3/5/75.
2. "Proposed Phase 1," dated 12/24/75 and revised 2/23/76.
3. "Proposed Phase 2" dated 3/5/75.

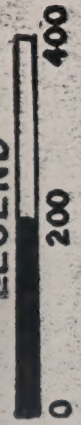
Erno J. Fonagy and Associates, Landscape Architects, Holliston, Mass:
"The Kasanof Bakery, Boston, Massachusetts - Planting Plan" dated
January 26, 1976.

The incorporation of said plans does not preclude such minor alterations as may be approved by the staff of the Boston Redevelopment Authority during the design review process.

- J. Design Review: Materials and treatment of the buildings, the location and design of parking areas for trucks and automobiles, landscaping, and the size, design, illumination, and colors of exterior signs shall be subject to the design review process of the Boston Redevelopment Authority.

PLAN OF LAND
P.D.A. AREA ROXBURY

LEGEND



- AREA INVOLVED
- AREA NOTIFIED
- ZONE BOUNDARY
- PLANNED DEVELOPMENT AREA



